PB#90-24

JOHN DEVITT SD WITHDRAWN

SBL 9-1-28

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Chap. 488,00

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,

Section 239, Paragraphs 1, m & n, of the General Municipal Law)

Application of ...John.L..Devitt.

for a Non-Residential Subdivision Route 32

County Action: Approved.....

LOCAL MUNICIPAL ACTION The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action) (Signature of Local Official)

This card must be returned to the Orange County Department of Planning within 7 days of local action.



America the Beautiful USA 15

ORANGE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

124 Main Street

New York City: Manhattan Skyline

Goshen, N.Y. 10924

© USPS 1989

PLANNING BOARD TOWN OF NEW WINDSOR

PAGE: 1

AS OF: 06/07/96

LISTING OF PLANNING BOARD FEES

FOR PROJECT NUMBER: 90-24

NAME: DEVITT SUBDIVISION (SOUTH)

APPLICANT: DEVITT, JOHN L.

-DATE-- DESCRIPTION-TRANS AMT-CHG -AMT-PAID --BAL-DUE 05/03/90 3 COMM. LOTS @400 EA 1200.00 PAID 06/07/96 P.B. ENGINEER FEE 313.00 CHG 06/07/96 887.00 RET. TO APPLICANT CHG TOTAL: 1200.00 1200.00 0.00

Please issue a steek in the amount of \$887.00 to:

Devitto Nursery, Osc. Rt. 32 Newburgh, N.Y. 12550



AS OF: 06/11/96

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
W [Disap, Appr]

FOR PROJECT NUMBER: 90-24

NAME: DEVITT SUBDIVISION (SOUTH)

APPLICANT: DEVITT, JOHN L.

DATE	MEETING-PURPOSE	ACTION-TAKEN
06/11/96	APPLICATION WITHDRAWN	WITHDRAWN
12/12/90	REQUEST FOR APPR. EXTENSION	GRANTED SUB/TO KRIEG
05/09/90	P.B. APPEARANCE	L.A./NEG.DEC.
05/09/90	P.B. APPEARANCE (CON'T)	WAIVE PUB.HEARING
05/09/90	P.B. APPEARANCE (CON'T)	PRELIM APP SUB. TO



Windsor Highway, Rt. 32, Newburgh, NY 12550 Telephone (914) 561-1968

May 10, 1996

Myra Moson

Town of New Window Planking Board

555 Union are

New Windon, N.Y. 12553

Dear myra

the letter authorizes you to cancel the

prelimenary sette plan approval on proportion on 111 Windson

highway .

PARCEL 1 - Section 9 BLK 1 LOT 33

Parcel = - section 9 BLK 1 Lot 28

(90-24) 25 Respectfully and inted

DEVITTS SUBDIVISION

Gregory Shaw of Shaw Engineering came before the Board representing this proposal.

MR. SHAW: May I suggest if you read the letter which should be self explanatory we can just pick it up from there.

MR. SCHIEFER: This correspondence is being written on behalf of my client, John L. Devitt, regarding proposed subdivision on Windsor Highway in the Town of New Windsor. Mr. Devitt respectfully requests an indefinite extension to the preliminary subdivision approval which was granted by our Board on May 9th, 1990. This will require to address the comments of the Orange County Department regarding the adequacy of water supply, the comments were generated by the Health Department during their review of the New Windsor water main extension servicing the subject project. We are enclosing a copy of the Health Department's letter dated October 9th, 1990 for your files. John Devitt thanks you for your curteousies you may extend respectively submitted Greg Shaw.

MR. VAN LEEUWEN: Just a simple extension?

MR. LANDER: Indefinite, that's a little--

MR. MC CARVILLE: Take it six months or something like that.

MR. SHAW: Do you understand the bind that we are in. After we received preliminary subdivision approval from this Board, we submitted to the County for a water main extension. Normal course of action, they reviewed our submission, they had a few technical comments but the majority of the comments dealt with the Town of New Windsor and the water supply and they asked the Town of New Windsor for a substantial amount of information with respect to what the plan is, a processing of the number of projects that the Board has committed to, the gallons tied into that, how you are going to supply these projects. Again, this information is to be provided by the town, not by myself or Mr. Devitt.

MR. VAN LEEUWEN: It's in the works now.

MR. SHAW: I know that, we are really in the position where we can do nothing until the town supplies the information to the Health Department which now will allow us to resubmit back to them.

MR. VAN LEEUWEN: Our law states we can only give six month extension.

MR. EDSALL: Section 4B 3 of the subdivision regulations requires that they do certain things within six months of the granting of preliminary approval but it does not specifically outline procedures where in you'd give an extension and doesn't set a time period so as I say, in my comments, although it's customary for this Board to give six months, you have the flexibility to grant what you feel is appropriate, whatever you feel is appropriate for this application. Given the specific conditions, I'd say that is how you should approach it.

MR. VAN LEEUWEN: I make a motion we give them a year extension.

MR. SOUKUP: State, town law limits it to six.

MR. EDSALL: That is not what I said, they are required to perform certain tasks within six months. The fact that they are unable to do that, that is why they are asking for the extension.

MR. SOUKUP: I thought the town law, State of New York, limited it to a six month extension.

MR. VAN LEEUWEN: I thought so too but he says no. He's put the road in.

MR. SOUKUP: He's referring to the town ordinance, not town law, the State of New York and I'm referring to town law State of New York which I think limits single six month extension.

MR. EDSALL: I am not familiar with the preliminary, we had just gotten through later in the meeting. I am talking about finals.

MR. SOUKUP: Ask the attorney for an opinion.

MR. SCHIEFER: I think it's a little thing.

MR. VAN LEEUWEN: Why don't we do this. Why don't we move on the one year extension, let Andy check it out. If it isn't, we'll back off to six months.

MR. SOUKUP: Why don't we give them the six months?

MR. KRIEGER: First of all, I don't know off the top of my head, I have to look at it. If you give him six months, it may be rendered moot if not, if he has to

come back in and ask for another by the time he comes in, I'd be prepared at that point to render an opinion.

MR. SCHIEFER: I'd rather give him the six months, it's a legal extension and then in the meantime Andy can research it. I'd rather give--

MR. VAN LEEUWEN: I change my vote to six months.

MR. EDSALL: Could you make a motion, if I can just suggest to keep the agenda shorter for the next meeting that it's 12 months unless the State laws are more restrictive then at that point, it would be what is allowed by State law.

MR. MC CARVILLE: Very good, I make that motion.

MR. VAN LEEUWEN: I made it already. I will withdraw my motion.

MR. MC CARVILLE: And I make that motion.

MR. DUBALDI: I will second it.

MR. SCHIEFER: Giving 12 month extension unless it's illegal by State law.

MR. LANDER: Are we going to receive something stating whether it's 12 or 6?

MR. VAN LEEUWEN: Andy is going to take care of it.

MR. KRIEGER: I am going to render an opinion as to whether or not the State law limits extensions on preliminaries.

MR. EDSALL: Just for the record, you have got two applications before you. You should have, as I indicated in my comments, two motions, one for application 90-24 and follow up with another motion for application 90-25. You have two application here.

MR. SHAW: Two minor subdivisions.

MR. SCHIEFER: Okay, the motion you made applies to 90-24.

MR. VAN LEEUWEN: I call the question.

MR. SOUKUP: Can I hear the resolution read that we are voting on, please?

(Whereupon the resolution was read back.)

ROLL CALL:

Mr. McCarville Aye
Mr. VanLeeuwen Aye
Mr. Pagano Aye
Mr. Soukup Aye
Mr. Lander Aye
Mr. Dubaldi Aye
Mr. Schiefer Aye

MR. SCHIEFER: Make a motion for application 90-25.

MR. MC CARVILLE: So moved.

MR. PAGANO: I will second it.

ROLL CALL:

Mr. McCarville Aye
Mr. VanLeeuwen Aye
Mr. Pagano Aye
Mr. Soukup Ave
Mr. Lander Aye
Mr. Dubaldi Aye
Mr. Schiefer Aye

Shaw Engineering

Consulting Engineers

744 Broadway P.O. Box 2569 Newburgh, New York 12550 (914) 561-3695

November 5, 1990

Chairman Carl E. Schiefer and Members of the Planning Board TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, New York 12550

Re: Subdivision For John L. Devitt Windsor Highway

Gentlemen:

This correspondence is being written on behalf of my client, John L. Devitt, regarding his proposed subdivision on Windsor Highway in the Town of New Windsor.

Mr. Devitt respectfully requests an indefinite extension to the Preliminary Subdivision Approval which was granted by your Board on May 9, 1990. This request for an extension is due to the time which the Town of New Windsor will require to address the comments of the Orange County Department regarding the adequacy of its water supply. These comments were generated by the Health Department during their review of the New Windsor Water Main Extension to service the subject project. We are enclosing a copy of the Health Department's letter of technical review dated October 9, 1990 for your files.

12/12/90 subject to a. Krieger

John Devitt thanks you for any courtesies you can extend in this matter.

Respectfully submitted,

SHAW ENGINEERING

Gregory J Shaw, P.E.

Principal

GJS: mmv

cc: Mr. John L. Devitt



COUNTY OF ORANGE Department of Health

124 MAIN STREET (1887 BUILDING), GOSHEN, NEW YORK 10924-2199 TEL: (914) 294-7961

Mary M. McPhillips
County Executive

Sally Faith Dorfman, M.D., MSHSA Commissioner of Health

October 9, 1990

Shaw Engineering 744 Broadway Newburgh, NY 12550

Re: W.M. Ext. to serve Devitt Ind. Subdivision T. New Windsor PECEIVED

OCT 1 2 1990

SHAW ENGINEERING

Gentlemen:

We have reviewed the application and plans for the above mentioned project.

Attached are our comments based on technical review for your consideration.

We are retaining the application and specifications and one copy of the plans, and engineer's report for our files and returning the balance of the submission to you.

In accordance with this Department's policy, failure to respond to this technical review within ninety (90) days will be considered sufficient reason for disapproval of this application.

Very truly yours,

Stoyeld M. Robbins, P.E. Sr. Public Health Engineer

SMR/aje

cc: Applicant

Attachments

COMMENTS BASED ON TECHNICAL REVIEW

Project: W.M. Ext. for Devitt Ind. Subdivision, T. New Windsor

Date of Submission: August 24, 1990 Date of Review: October 4, 1990

Regarding the engineering report:

- a. The data presented regarding the capacbility of the Town of New Windsor to supply water is not current and over estimates capacity both present and future.
 - 1. The filter plant production has been approximately 1.84MGD for the past year.
 - 2. The filter plant has produced more than the reliable design capacity of 2.0 MGD one or more days each month for over a year and for more than 25 days for each of the last two summers.
 - 3. Supply from the Town of Newburgh connection has been shut down for over six months due to supply problems of that community.
- b. The proposed increase of plant capacity to 4.0 MGD by increasing filtration rate has been reviewed by the State and not approved. An outline of additional information required for an increase to 3.0 MGD was indicated. This would only be acceptable during periods with low turbidity and no cold water and would require plant modifications.
- c. The Town of Newburgh's major water supply improvement which is currently in design and/or construction is also based on low turbidity water in the N.Y.C. Aqueduct. Therefore, the conditions which would trigger a reduction in filter plant capacity for New Windsor could also create a situation leading to a shut down of the Town of Newburgh connection.
- d. The Town has made several commitments to subdivisions, condos and industrial parks. This office does not have knowledge of the extent to which these are still, partially or completely, future commitments.
- e. Based on the above cited situation, this office must consider the Town of New Windsor Water Supply over extended. It is therefore requested that the Town supply the following information:
 - 1. A list of all undeveloped or partially developed projects, together with the associated water demand, which the Town has approved.
 - 2. A schedule for following through with the additional testing and modifications required (see b above) for the filter plant capacity increase.
 - 3. A brief description of and a schedule (with commitment) for other measures to be taken to increase total capacity or to increase the long term reliability of conditioned capacity increases.

Comments Based on Technical Review (continued) -2-Project: W.M. Ext. to serve Devitt Ind. Subdivision, T. New Windsor Date of Review: October 4, 1990

1. Continued

- f. Approval of additional water demand by this office must be conditioned on an adequate response to the above capacity evaluation. It is not implied that this is necessarily a part of this engineering report, but the engineer must base his report on this response by the Town.
- g. Only one copy of the engineering report is required.

2. Regarding the plans:

- a. The proposed sewer at 6+85 is too close to the hydrant at 6+90. Ten foot separation is generally required. However the 90 degree bend (105 degrees was more than one bend used?) appears to be at 6+72. The sewer crossing must be centered between the two, and perpendicular to the watermain.
- b. The use of sweeping curves for the profile is acceptable where deflected joints can be used and critical crossings are not involved. However at the entry of the watermain into the roadway this is not the case. A vertical bend is required (rotated 90 degrees?) and a sewer crossing is immediately adjacent. it would appear that the sewer must be installed at a much deeper elevation to flow in the direction shown. This may reduce concern for (a) above but the proper bend(s?) must be shown and the sewer at a reasonable maximum elevation.
- c. At station 2+18 on the profile the words "existing" and "proposed" are interchanged. Also, it is suggested that a 90 degree bend be considered instead of a tapping sleeve and valve. Otherwise, indicate how and where the existing pipe will be terminated and abandoned.
- d. The highway crossing detail does not appear to conform to NYSDOT requirements with regard to cover and support of the watermain in the casing. The associated data sheet refers to "railroad" and the operating and test pressures are incorrect. Please revise and indicate DOT approval.
- e. The connection as shown at Route 32 does not appear feasible without a major cut in the concrete pavement. Considering the change in elevation required by (e) above increases the difficulty.

However, field investigation indicates that the existing main is probably farther from the pavement: (1) line valve 1,400'± to the south at 6 1/2' from edge of pavement. (2) Valves at 4' and 4 1/2' from edge of pavement that appear to be tapping valve for Industrial Road watermain and a service further north.

Please check, revise plans as required and make sure adequate room is available for making a tap.

Comments Based on Technical Review (continued) -3-Project: W.M. Ext. to serve Devitt Ind. Subdivision, T. New Windsor Date of Review: October 4, 1990

2. Continued

- f. Since required fire flow cannot be based on existing or planned construction, provide a note on sheet #2 that construction on any lot is limited to a fire demand of 2,000 gpm.
- g. Provide a note on sheet 1 that it is not reviewed or approved by Orange County Health Department.
- 3. The specifications as submitted are acceptable and are not being returned. Resubmission is not required unless changes are made.

The foregoing comments are based on a review of the application, engineer's report, plans and other engineering data submitted. We have attempted to make this review as complete as possible; however, it must be appreciated that any new submission depending upon the nature of any revisions may require further review and comments.

cc: Applicant/File

SMR/aje

Dated: October 9, 1990

Planning Board

PUBLIC HEARING-PROPOSED LOCAL LAW ZONING MAP CHANGE-EAST OF ROUTE 32 WED., JULY 11, 1990; 7:30 P.M. NEW WINDSOR TOWN HALL NEW WINDSOR, NEW YORK

BOARD MEMBERS PRESENT: Supervisor Green, Councilman Heft,

Councilwoman Fiedelholtz, Councilman

Spignardo, Councilwoman Siano.

OTHER OFFICIALS PRESENT: Town Attorney Seaman, Police Chief

Koury, Comptroller Reis, Jim Farr, P.E.

SALUTE TO FLAG

Supervisor Green called to order a Public Hearing regarding Zoning Map Change-East of Route 32, and presided over same.

The Town Clerk presented proof of publication, as required by law.

Supervisor Green: Before we go I would like to make note that our Town Clerk is not here tonight for the second time since she's been Town Clerk. Unfortunately, she's still in the hospital recovering from an illness, and we wish her a speedy recovery. And, happy birthday—it's the Comptroller's birthday. The next meeting it's my birthday. Tonight we're going to open up under two public hearings, the first one is for a proposed zoning change on Route 32 on the east side, and making a presentation on that is Jim Farr from McGoey, Hauser and Edsall.

Jim Farr, P.E.: As the Supervisor stated we're here tonight to discuss a proposed zoning change along Route 32 which is going to complement an earlier change by modifying an existing Planned Industrial zone in this area here to a commercial zone. Approximately a year ago a modification on the opposite side of Route 32 was made to the same zone, so what we're trying to do is just make it uniformly along the Route 32 corridor. The primary difference between the two is the planned industrial zone is primarily manufacturing, whereas the commercial zone is more or less retail establishments, although there are other categories into those zones. That's the primary difference.right now against a neighborhood commercial zone.

Councilman Heft: This area will be changed right here. (Councilman Heft points to map.)

Supervisor Green: There is a request to add to that a parcel of what is now Pleasant Acres Farm, the rear parcel which is currently zoned R-4 and to follow the property line in the existing NC zone. It's a very small parcel.

Jim Farr, P.E.: It's right where the Planned Industrial zone cuts through now.

Supervisor Green: It's actually three zones. It's got a tiny little corner about fifty square feet that's PI. It's got R-4 and the front portion is NC. In keeping with what we did on the other side of Route 32 weproperty line as much as possible. I feel that this is justified and should be included.

Jim Farr, P.E.: Any questions?

Hearing no others wishing to speak the Supervisor closed the Public Hearing-Proposed Local Law Zoning Map Change-East of Route 32.

Motion by Councilman Heft, seconded by Councilwoman Fiedelholtz that the Town Board of the Town of New Windsor close the Public Hearing regarding Proposed Change of Zoning-Route 32-East Side-Local Law at 7:40 P.M. and the second of the second

Roll Call: All Ayes Motion Carried: 5-0

PUBLIC HEARING-PROPOSED LOCAL LAW ZONING MAP CHANGE-EAST OF ROUTE 32

Wed., July 11, 1990

Sheet 2

Motion by Councilman Spignardo, seconded by Councilman Heft that the Town Board of the Town of New Windsor adopt a Resolution, approving the LOCAL LAW NO. 4-1990 CHANGE OF ZONING- ROUTE 32 - EAST SIDE, as per the copy attached to the Minutes, Marked No. 1. Also, the Town Clerk be authorized to advertise same as required by law. Roll Call: All Ayes Motion Carried: 5-0

Motion by Councilwoman Siano, seconded by Councilman Heft that the Town Board of the Town of New Windsor adopt the following Resolution:

WHEREAS, the Town Board has caused a modification to be made to Section 48-5 of Chapter 48 of the Zoning Local Law (Zoning Map) to a C (design shopping) designation for parcels located on the east side of New York State Route 32 (a/k/a Snake Hill Road) north of the existing zone boundary with the R-4 zone, between New York State Route 32 and the Consolidated Rail Corporation railroad; and WHEREAS, said modification has been given substantial consideration; and

WHEREAS, the notice of public hearing was published pursuant to Town Law and the Zoning Local Law; and WHEREAS, a public hearing was held on the 11th day of July, 1990.

It is hereby RESOLVED as follows:

- (1) That the Town Board of the Town of New Windsor declares itself to be the lead agency for determination of impact on the environment.
- (2) The Town Board hereby finds that the amendments to Chapter 48 of the Zoning Local Law, Section 48-5 (Zoning Map) by a change of zoning to C (design shopping) on parcels located on the east side of New York State Route 32 as indicated above will have no significant impact on the environment.
- (3) The Town Board hereby adopts the amendment to the Zoning Local Law, Chapter 48, Section 48-5 (Zoning Map) as stated above, said local law to be known as Local Law #4-1990, copy attached to minutes and Marked #1.
- (4) Further, that the firm of McGoey, Hauser and Edsall Consulting Engineers P.C. be authorized to revise the Zoning Map for the Town of New Windsor to include the changes depicted above.

Roll Call: All Ayes Motion Carried: 5-0

Motion by Councilman Spignardo, seconded by Councilman Heft that the Town Board of the Town of New Windsor adopt the following Resolution:

WHEREAS, the Town Board of the Town of New Windsor has determined after review and passage of the 30 day period for comments by interested parties regarding petitions received for a change of zoning located on the east side of Route 32, that said zoning change will have no significant effect on the environment; and WHEREAS, Lead Agency for such project has been designated as the Town Board of the Town of New Windsor whose address is Town Hall, 555 Union Avenue, New Windsor, New York; and WHEREAS, the person to contact for further information is Supervisor George A. Green, whose mailing address is Town Hall, 555 Union Avenue, New Windsor, New York 12553, (914) 565-8800; and

WHEREAS, the proposed applicants request a zoning change to a commercial designation of C (design shopping); and WHEREAS, the applicants desire to resolve the issues of environmental impact at this time for the proposed zoning change; and

PUBLIC HEARING-PROPOSED LOCAL LAW ZONING MAP CHANGE-EAST OF ROUTE 32

WED., JULY 11, 1990

SHEET 3

WHEREAS, the proposed change of zoning will not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations; and IT IS HEREBY RESOLVED:
That the Town Board of the Town of New Windsor finds that

the proposed zoning change to a C (design shopping) zone in the area of the east side of New York State Route 32 (a/k/a Snake Hill Road) north of the existing zone boundary with the R-4 zone, between New York State Route 32 and the Consolidated Rail Corporation railroad will not have an impact on the environment and hereby declares a negative declaration for environmental purposes.

AND, IT IS FINALLY RESOLVED: That the Town Board of the Town of New Windsor hereby adopts: the amendment to the Zoning Local Law, Chapter 48, Section 48-5 (Zoning Map), said Local Law to be known

as Local Law #4-1990. Roll Call: All Ayes

Motion Carried: 5-0

Respectfully submitted,

Devithing N. Housen

DHH:ec

DOROTHY H. HANSEN DEPUTY TOWN CLERK DEVITT'S SOUTH SUBDIVISION and DEVITT'S NORTH SUBDIVISION: 90-24 > 90-25

Gregory Shaw of Shaw Engineering came before the Board presenting the proposal.

BY MR. SHAW: For the record, my name is Greg Shaw. I thought we'd do both simultaneously seeing that they abut one another. If I can back up six weeks ago, we came before this Board with a parcel of land actually two parcels of land indicating on one map and it being proposed for subdividing into six Your consulting engineers suggested and the Board concurred, that rather than submitting one application for two parcels of land for six lots that we submit two separate and distant applications, one for that parcel which totals 11.3 acres and another application for this parcel which totals 8.3 acres. Again, they are two separately deeded parcels of land at this point in time. Our proposal is to construct a shared right of way which is to the north on Windsor Highway which would come through the project in this fashion and this being a matched line with this piece of land and continue in a southerly direction and coming back to Windsor Highway.

BY MR. VANLEEUWEN: In other words, a U?

BY MR. SHAW: Correct, a U, it is an in and out, it is a shared right of way.

BY MR. VANLEEUWEN: It is not going to be deeded to the town?

BY MR. SHAW: It is not our intention to deed it to the town now or in the future.

BY MR. VANLEEUWEN: Why?

BY MR. SHAW: Why, at this point Mr. Devitt doesn't choose to.

BY MR. VANLEEUWEN: He wants to maintain it himself?

BY MR. SHAW: Yes.

BY MR. VANLEEUWEN: You have got a reason for that, Jack?

BY MR. DEVITT: What we are doing Hank, is building it to the town specifications. It is a question, the surface itself and everything is built to town specifications but at this point in time, I am not sure that it would become a town road so this is the reason we are doing this.

BY MR. VANLEEUWEN: Is that because you are proposing the shrubbery and so forth on the sides, is that mainly the problem?

BY MR. DEVITT: That is part of the problem.

BY MR. VANLEEUWEN: You gave me an idea what you wanted to do there.

BY MR. DEVITT: Yes.

BY MR. VANLEEUWEN: You are going to take 30 feet for the road and ten feet on the sides. What are you going to do, something like Washington Green has?

BY MR. DEVITT: Exactly, and this is where I know Washington Green has run into a problem because we are involved in the landscaping at Washington Green and it is a problem with the town as far as nursery stock being on the side of the road and we want, my intent on this is this is going to be well landscaped piece of property and it is going to look like a park.

BY MR. VANLEEUWEN: You are going to set a precedent now. Everybody else got to do it, too.

BY MR. DEVITT: I realize that, I had talked to Skippy on this and Skippy will not have anything to do as far as nursery stock or any maintenance to the side of the road and this is quite frankly what is prevailed on the decision on us not to be a town road.

BY MR. VANLEEUWEN: It is no big deal. It is allowed in the zone. There is no problem there.

BY MR. SHAW: It is correct, we are not required to

32

have street frontage for this particular zoning, this particular use.

BY MR. PAGANO: Since the decision has been made to maintain a private road, it will always be open for fire emergency vehicles?

BY MR. DEVITT: Definitely.

BY MR. PAGANO: Do we need anything in our books, maintenance agreement?

BY MR. VANLEEUWEN: As Jack sells off the property or whatever, you are going to do with it, and let's say you sell lot number three to XYZ corporation and even though it is your own corporation, you should have a maintenance agreement that they should help share in the road just in case there is ever a problem, you follow what I mean?

BY MR. DEVITT: Yes.

BY MR. SHAW: I would like to point out also while this parcel is presently zoned PI, we have made an application to the Town Board and we have met with the Town Board with respect to having this parcel, both parcels rezoned NC. At the present time, the PI zone holds and that subdivision is laid out in conformance with the PI zone, that requiring larger lot size, lot widths. With respect to the infrastructure for this project, water will be provided by the Town of New Windsor water system. Presently in place there is a ten inch water main, I believe, which goes through this shared right of way and terminates approximately in the location of this hydrant. It is our intention before the end of the year to extend that line and interconnect back on Windsor Highway on the west side of Windsor Highway.

BY MR. VANLEEUWEN: He has got to go underneath the highway to connect to the water because the water is on the righthand side.

BY MR. SHAW: Correct. With respect to sanitary sewers, this parcel is part of the Sewer District Number 24.

BY MR. EDSALL: 24.

Sec. 25.

Literature .

BY MR. SHAW: Which is being designed by the town's consultants, so all lots will be serviced by municipal water and sewer systems. Where we sit with this project is that we have two applications before you, each for three lots, according to the Town of New Windsor subdivision regulations. I believe that is treated as a minor subdivision.

BY MR. VANLEEUWEN: Absolutely.

BY MR. SHAW: What we'd like the Board to consider tonight I am making an environmental determination under the State Environmental Quality Review Act in granting preliminary subdivision approval for each parcel, not final, preliminary, which will allow us to go out to the Health Department and get approval for the water system. At that point we would come back to this Board and clean up any loose ends and request final subdivision approval.

BY MR. VANLEEUWEN: You have to send it to the County to get an approval for the sewage and water.

BY MR. SHAW: For the point Mark made more than one hookup so we will have to go to the County for a water main extension approval.

BY MR. VANLEEUWEN: How long did you think that will take?

BY MR. SHAW: They are taking five to six weeks now to review, so you are looking at three months and again, Jack has hopes with respect to doing something on this parcel this year. So time is of the essence and again this is tied into his facilities which has experienced the fire earlier.

BY MR. VANLEEUWEN: I don't see a problem, you are looking for preliminary approval.

BY MR. SHAW: Preliminary approval on these applications.

BY MR. VANLEEUWEN: Did you get Mark's comments?

BY MR. SHAW: No.

BY MR. VANLEEUWEN: I will give them to you. Mark,

do you see any problem?

BY MR. EDSALL: No, as a matter of fact, most of the comment sheets are nearly identical because the two subdivisions are so similar, they are both three lots, both served by water and sewer. One obviously the sewer district is being designed and the district has been approved by the state audit and control. We are in the process of finishing the design drawing and I am confident that we will be out to bid either this summer or towards the fall to get the sewer lines.

BY MR. VANLEEUWEN: George told me I was going to have sewer by November and if I don't, we got a problem.

BY MR. EDSALL: Did George tell anybody else?

BY MR. VANLEEUWEN: Yes, he told your boss.

BY MR. EDSALL: It is in good shape but in any case, the sewer is moving along and the water has to go to the County so I would recommend that you first take lead agency and decide if you need a public hearing and then consider preliminary.

BY MR. McCARVILLE: I make a motion that we take lead agency position.

BY MR. EDSALL: Let's do one application at a time.

BY MR. PAGANO: We are talking about application as indicated by number 6, Devitt's South Subdivision, 90-24 Devitt Minor Subdivision South that we take lead agency.

BY MR. VANLEEUWEN: I will second it.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
DuBaldi: Aye.
Soukup: Aye.
Pagano: Aye.

BY MR. McCARVILLE: I make a motion that we declare

May 9, 1990

negative declaration on the Devitt Subdivision South number 90-24.

BY MR. DUBALDI: I will second the motion.

ROLL CALL:

Dubaldi: Aye.
Soukup: Aye.
McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.

BY MR. McCARVILLE: I make a motion that we waive the public hearing on the Devitt South Subdivision number 90-24.

BY MR. VANLEEUWEN: I will second that.

ROLL CALL:

Soukup: Aye.

DuBaldi: Aye.

VanLeeuwen: Aye.

McCarville: Aye.

Pagano: Aye.

BY MR. EDSALL: Do you want to get preliminary approvals?

BY MR. SOUKUP: I have a problem with that. The maps on the board don't reflect the existing conditions on the tracks. There are buildings and structures and stock piles in the back that are not on there.

BY MR. VANLEEUWEN: Let's make it subject to that they have to be before he comes in next time.

BY MR. BABCOCK: It is a subdivision though.

BY MR. SOUKUP: I'd like to see where they are making, it is not a site plan though. The subdivision map has to reflect existing buildings, there is a whole complex on the back lot that is not on there.

May 9, 1990

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BY MR. VANLEEUWEN: It is only preliminary. He can do it by the time the next meeting, before it goes to the County Board of Health. I suggest we make it subject to.

BY MR. EDSALL: Greg, do the buildings on the existing lot number --

BY MR. SHAW: That is on the Devitt Subdivision North, it is on lot 3.

BY MR. EDSALL: Do the building or building on lot 3, single building, comply with the zoning setbacks?

BY MR. SHAW: Yes, it does.

BY MR. EDSALL: Just a matter of showing those on the plan before it goes to County Health?

BY MR. SHAW: Yes, because parcel, if I can just interject, we submitted a site plan to this Planning Board and the showing the location of the building, this building was in compliance with the zoning of this parcel so yes, that building is in compliance with your zoning ordinance and if you want to make it a contingency of final approval, please do, but there is just one building.

BY MR. McCARVILLE: I make a motion that we approve the Devitt Subdivision South number 90-24 preliminary approval subject to the revised map showing proximity of location improvements on the site.

BY MR. SOUKUP: All of the resolutions that we have passed up until now deal with Devitt South. Are we pointing at the wrong map?

BY MR. EDSALL: Are there any buildings on the south then, leave that out.

BY MR. SOUKUP: Doesn't the lot in the back on south have a building on it?

BY MR. SHAW: No, it doesn't.

BY MR. SOUKUP: Where is the building on that end?

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BY MR. SHAW: There is no building on south, there is only a building on north.

BY MR. SOUKUP: Isn't that there an old cold storage building?

BY MR. DEVITT: It is not on that property.

BY MR. VANLEEUWEN: That is different property.

BY MR. McCARVILLE: It is a different piece of property.

BY MR. SOUKUP: How close is it to the boundary line?

BY MR. DEVITT: It is close but not shown on the lot.

BY MR. SOUKUP: Is it shown on the map?

BY MR. SHAW: The building next door.

BY MR. VANLEEUWEN: Yes, it is shown up on lot number 3 north.

BY MR. PAGANO: We show a building that seems to straddle the property line.

BY MR. SHAW: Correct there is a portion of this one story building which is encroaching.

BY MR. EDSALL: South you don't need to make conditional because there is no buildings on the south.

BY MR. PAGANO: Motion has been made to approve as submitted subject to anything?

BY MR. McCARVILLE: I made the motion, right, very simply that we approve Devitt subdivision South number 90-24 subject to the revision of the map to reflect improvements upon that parcel and there are improvements in the form of fences and enclosed areas, etc. This is a preliminary approval.

BY MR. DUBALDI: I will second it.

ROLL CALL:

Dubaldi: Aye.
Soukup: No.
Pagano: Aye.
VanLeeuwen: Aye.
McCarville: Aye.

BY MR. SOUKUP: I don't know, I'd like to just for the record state that I believe that preliminary maps that we that do not show improvements that we know are there in the past we haven't approved them and I don't think we should be voting on them tonight either and my vote stays as no.

BY MR. VANLEEUWEN: It is only preliminary, he can get it on there, he has to get out on the Health Department, that is all.

BY MR. BABCOCK: Actually what are you saying subject to, is that he has got to put the stuff on before he gets preliminary stamp.

BY MR. SOUKUP: My vote will stay as no because the subject to's can't be related to if they create a problem you can't go back and do anything about them, so I have to vote no. The map that you approved wasn't in the south subdivision, it was the back lot on the north subdivision which we haven't even dealt with that that has a building and stockpiles on which are also not shown on the map and that is much more substantial development than what we just talked about.

BY MR. McCARVILLE: It is my intention to make the same set of motions for the north lot so I will start with the motion that we take lead agency on Devitt's North Subdivision 90-25.

BY MR. VANLEEUWEN: I will second that.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Soukup: Aye.
Dubaldi: Aye.

May 9, 1990

Pagano:

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Aye.

BY MR. McCARVILLE: I make a motion that we declare negative declaration for the Devitt's North Subdivision 90-25.

BY MR. VANLEEUWEN: I will second it.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Dubaldi: Aye.
Soukup: Aye.
Pagano: Aye.

BY MR. McCARVILLE: I make a motion that we waive the public hearing on the Devitt's North

Subdivision 90-25.

BY MR. VANLEEUWEN: I will second it.

ROLL CALL:

Soukup: Aye.
Dubaldi: Aye.
McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.

BY MR. McCARVILLE: I make a motion that we grant preliminary approval subject to revised map submitted showing all the improvements on the parcel for 90-25 Devitt's North.

BY MR. VANLEEUWEN: I will second it.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Soukup: No.
Dubaldi: Aye.
Pagano: Aye.

BY MR. SHAW: To define improvements, buildings

May 9, 1990

without a doubt, they should be shown, stockpiles, rows of trees and shrubs, you want that?

BY MR. VANLEEUWEN: Copy the site plan that you have for lot 3 and just put it right on there so we have it on there because it is on there.

BY MR. SOUKUP: If it is an existing use of that parcel, it should be shown, stock piles, storage areas.

BY MR. VANLEEUWEN: He is right, that should be shown. We did a subject to.

BY MR. SHAW: We appreciate it and we are leaving. Thank you.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP., D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW FORM:

The maps and pl	lans for the	he Site Approval	·
Subdivision		as sub	mitted by
DENH	for the Sou	he building or subdiv TH	ision ofhas been
reviewed by me and i		/ .	
disapproved		.•	
If disapproved,	please li	ist reason	
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·		SANITARY SUPERINTE	NDENT
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-		5-16-91	0

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP., D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW FORM:

The maps and plans for the Site Approval
Subdivisionas submitted by
Peter . Hustis for the building or subdivision of
Di Vitt Sub division has been
reviewed by mc and is approved,
disapproved
If disapproved, please list reason
This property is Located outside the Sewer Distric
'
And Submilled map does not indicate and Sewage Depo
HIGHWAY SUPERINTENDENT
III CIIIII BOI BILLII BILLI
WATER SUFERINTENDENT
Juman W. Masten La
SANTARY SUPERINTENDENT
TY py 9 1990
DHIE

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

16 May 1990 DATE:

SUBJECT: Devitt Subdivision South

PLANNING BOARD REFERENCE NUMBER: PB-90-24 3 May 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-041

A review of the above referenced subdivision plans was conducted on 16 May 1990.

This subdivision is approved.

PLANS DATED: 30 April 1990

Robert F. Rodgers; CCA

Fire Inspector

RR:mr Att.

McGOEY, HAUSER and EDSALL CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W) NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640 PORT JERVIS (914) 856-5600 RICHARD D. McGOEY, P.E. WILLIAM J. HAUSER, P.E. MARK J. EDSALL, P.E.

Licensed in New York, New Jersey and Pennsylvania

PLANNING	BOARD	WORK	SESSI	AL MO	لمعنى
RECO	OD OF	APPEA	RANCE	Trom	

TOWN OF NEW WINDSOF	P/B #
work session date: 20 Mar 1990	APPLICANT RESUB
REAPPEARANCE AT W/S REQUESTED: No	REQUIRED: Jestulla
PROJECT NAME: Devits	O then Ant
PROJECT STATUS: NEWOLD	-
REPRESENTATIVE PRESENT: Jack, Mo	Shards Off -
TOWN REPS PRESENT: BLDG INSP. FIRE INSP. ENGINEER PLANNER P/B CHMN. OTHER (Specify)	· · · · · · · · · · · · · · · · · · ·
ITEMS TO BE ADDRESSED ON RESUBMITTAL:	
FIM re sewer line elev.	
= Bille table	
- Notes 7 5/1 to be sub lack	101
i) not for residentia	<u></u>
3) all lots served by	Sewe Frota
rezonice he should de	iscuss W/P/B
	, ,
3MJE89	



MARY MCPHILLIPS County Executive

Department of Planning & Development 124 Main Street Goshan, New York 10724 (714) 294-5151

PETER GARRISCH Commissioner
VINCENT HUMBERD Deputy Commissione.

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT 239 L, M or W Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Bo	D P & D Reference No.	NWI 9-90N
	County I.D. No. 9	<u></u>
Applicant John L. Devitt	Route 32	
Proposed Action: Non Residential Subdivision		
State, County, Inter-Municipal Basis for 239	Review frontage/access to	Route 32
Comments: The proposed subdivision is cons	stnent with the County Compr	ehensive Plan.
The basically rectangular lots are easy		
•		
	NYS DOT	
Related Reviews and Permits	N 1 3 201	
Related Reviews and Permits		
		opproved XXXXXXX
County Action: Local Determination	Disapproved A	
	Disapproved A	pproved XXXXXXX
County Action: Local Determination	Disapproved A	
County Action: Local Determination	Disapproved A	
County Action: Local Determination	Disapproved A	
County Action: Local Determination	Disapproved A	

PLANNING BOARD TOWN OF NEW WINDSOR

PAGE: 1

AS OF: 05/09/90

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-24

NAME: DEVITT SUBDIVISION (SOUTH)

APPLICANT: DEVITT, JOHN L.

	ISS-DATE	AGENCY	RESP-DATE ACTION
ORIG	05/03/90	MUNICIPAL HIGHWAY	/ /
ORIG	05/03/90	MUNICIPAL WATER . STEVE DI DIO HAS BEEN IN TOUC	05/08/90 APPROVED H WITH DEVITT'S - NO PROBLEMS
ORIG	05/03/90	MUNICIPAL SEWER	/ /
ORIG	05/03/90	MUNICIPAL SANITARY	/ /
ORIG	05/03/90	MUNICIPAL FIRE	/ /
ORIG	05/03/90	PLANNING BOARD ENGINEER	/ /

PLANNING BOARD TOWN OF NEW WINDSOR

AS OF: 05/09/90

LISTING OF PLANNING BOARD FEES

MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-24

NAME: DEVITT SUBDIVISION (SOUTH)

APPLICANT: DEVITT, JOHN L.

--DATE-- DESCRIPTION----- TRANS AMT-CHG AMT-PAID BAL-DUE

05/03/90 APPLICATION FEE CHG 25.00

05/03/90 APPLICATION FEE PAID 25.00

TOTAL: 25.00 25.00 0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/09/90

LISTING OF PLANNING BOARD FEES

ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-24

NAME: DEVITT SUBDIVISION (SOUTH)

APPLICANT: DEVITT, JOHN L.

PAGE: 1

PAGE: 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP., D.O.T., O.C.H., O.C.P., D.P.W., SEWER, HIGHWAY, REVIEW FORM:

en de la companya de	
The maps and plans for t	he Site Approval
Subdivision	as submitted by
Petr R. Lustis (Cs for the	he building or subdivision of
Devith Subdivision San	has been
reviewed by me and is approved	i,
disapproved	•
If disapproved, please 1:	ist reason
have been in Co	intect will by Devitt
Concednicy Dis wat	er - There is no Prublem
	•
•	HIGHWAY SUPERINTENDENT
	AIGHWAI SUFERINIENDENI
·	Stew 121,20
•	WATER SUPERINTENDENT
•	SANITARY SUPERINTENDENT
•	
	DATE

ec: M.E.

Planning Board Town of New Windsor 555 Union Avenue New Windsor, NY 12550 (This is a two-sided form)

	Date Received
	Fees Paid
	APPLICATION FOR SITE PLAN, SUBDIVISION PLAN, OR LOT LINE CHANGE APPROVAL
1.	Name of Project Devitt Subdivision South
2.	Name of Applicant John L. Devitt Phone 561-1938
	Address 334 Angola Rd., Cornwall, New York 12518
	(Street No. & Name) (Post Office) (State) (Zip)
3.	Owner of Record (SAME) Phone (SAME)
	Address (SAME)
	Address (SAME) (Street No. & Name) (Post Office) (State) (Zip)
4.	Person Preparing PlanPeter R. Hustis, LLS Phone 831-0100
	Address 33 Henry St., Beacon, New York 12508
	(Street No. & Name) (Post Office) (State) (Zip)
5.	Attorney J. Tad Seaman Phone 565-5200
	Address 542 Union Ave., New Windsor, New York 12550
	(Street Nc. & Name) (Post Office) (State) (Zip)
6.	Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone 561-3695 (Name,
7.	Location: On the east side of NYS Rt. 32 (Street)
	3600- feet northeast
	of Union Avenue (Direction)
	(Street)
8.	Acreage of Parcel 8.299 AC 9. Zoning District PI
10.	Tax Map Designation: Section 9 Block 1 Lot 28
11.	This application is for Minor Subdivision Approval.
	Table to the state of the state

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property?NO
If so, list Case No. and Name N/A
13. List all contiguous holdings in the same ownership Section Block 1 Lot(s) 33 and 36
Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.
IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more that five percent (5%) of any class of stock must be attached.
OWNER'S ENDORSEMENT (Completion required ONLY if applicable)
COUNTY OF ORANGE SS.:
STATE OF NEW YORK
John L. Devitt being duly sworn, deposes and says that he resides at 334 Angola Road, Cornwall
in the County of Orange and State of New York
and that he is (the owner in fee) of (Official Title)
of the Company in this is the Committee the premises
described in the foregoing application and that he has authorized Gregory J. Shaw, P.E. to make the foregoing application for Special Use Approval as described herein.
I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.
Sworn before me this (Owner's Signature)
day of Opril 19\$ (Applicant's Signature) (Nomer's Signature)
Notary Public (Title)

MARY C. MACRE
Notary Public, State of New York
No. 4890066
Qualified in Orange County
Commission Expires May 26, 1991

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MAY	з -	1990	I

14-16-4 (2/87)—Text 12		
PROJECT I.D. NUMBER		
	1	

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SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

PART 1-PROJECT INFORMATION (10 be completed by Appl	icant or Project sponsory
1. APPLICANT/SPONSOR John L. Devitt	2. PROJECT NAME Devitt Subdivision South
3. PROJECT LOCATION:	
Municipality Town of New Windsor	County Orange
4. PRECISE LOCATION (Street address and road intersections, prominent is	
Project is located on the east side of NYS F	Rt. 32 approximately 3600 ⁺ northeast of
Union Avenue.	•
5. IS PROPOSED ACTION: Description	
6. DESCRIBE PROJECT BRIEFLY:	
Project is the subdivision of 8.299- Ac. int	o 3 pon regidential lets, each let being
80,000 SF or greater in size.	o 3 non-residential lots, each lot being
object in size.	
·	
7. AMOUNT OF LAND AFFECTED:	
initially 8.299 AC acres Ultimately 8.299 A	<u> </u>
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER	EXISTING LAND USE RESTRICTIONS?
Yes No if No, describe briefly	
Project is in the PI (Planned Industrial) Zo	ine.
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?	
Residential 🛣 Industrial 🖾 Commercial 🔲 Agri	culture Park/Forest/Open space Other
Describe:	
Zones in vicinity of project: PI (Planned In	ndustrial) and NC (Neighborhood Commercial).
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OF	ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL,
STATE OR LOCALI?	
Yes No If yes, list agency(s) and permittapprovals	·
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PE	RMIT OR APPROVAL?
Yes No If yes, list agency name and permittepproval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROX	AL DECHIDE MONEICATIONS
Yes No N/A	AL REGOINE MODIFICATION?
I CERTIFY THAT THE INFORMATION PROVIDED AS	OVE IS TRUE TO THE BEST OF MY KNOW! EDGE
CONTINUE THE THE THE PROPERTY OF THE PROPERTY OF	OVERS THOSE TO THIS BEEN OF MIT INTONICEDUC
Gregory J. Shaw. P.F	. May 1, 1990
Applicant/sponsor name: Gregory J. Shaw, P.E	Dete: May 1, 1990
Applicant/sponsor name: Gregory J. Shaw, P.E.	Dete: May 1, 1990

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

The □ No □ No □ No □ No □ No	NO اسا ∓193 س	ANY TYPE I TO SHOUL	D IN 6 NYCHR, PART 617.	12? If yes, coordinate he review pro-	cess and use the FULL EAF.
way to supersed by another involved agency. Yea	WILL ACTION RECEIVE	COORDINATED REVIEW	AS PROVIDED FOR LINE	STED ACTIONS IN 6 NYCRR. PART 617.6	? If No, a negative declarat
CQL CATION RESULT IN ANY ADVERSE BEFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritser, Il legible) C1. Estating are quality, surface or groundwater quality or quantity, notice levels, estating traffic patterns, solid waste production or dispopotential for evosion, drainage or flooding problems? Explain briefly. C2. Assishelic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly. C3. Vegetation or faune, flah, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly. C4. A community's satisfing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly. C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. C7. Other impacts (including changes in use of either quantity or type of en. 1997? Explain briefly. C8. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. C7. Other impacts (including changes in use of either quantity or type of en. 1997? Explain briefly. C8. In II III DETERMINATION OF SIGNIFICANCE (To be completed by Agency) NISTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise signific Each effect should be assessed in connection with its (if esetting (i.e. urban or rural); (b) probability of courring; (c) duration contrains sufficient detail to show that all referent adverse impacts have been identified and adequately addressed propagated actions or or professions on the sufficient detail to show that all referent adverse impacts have been identified and adequately addressed contrains briefly. C8. Check this box if you have determined, based on the information and analysis above and any supporting documentation,					
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TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

DEVITT SUBDIVISION SOUTH

1.			oplication Form.
	1.	<u> </u>	Environmental Assessment Statement
	*2.	X	Proxy Statement
	3.	X	Application Fees
	4.	· <u> </u>	_Completed Checklist
II.	Sub	following cl division Plat Planning Boa	necklist items shall be incorporated on the prior to consideration of being placed on ard Agenda.
	1.	X	Name and address of Applicant.
	*2.	· · · · X	Name and address of Owner.
	3.	х	_Subdivision name and location.
	4.	· x	_Tax Map Data (Section-Block-Lot).
	5. .	- <u>X</u>	Location Map at a scale of 1" = 2,000 ft.
	6.	x	_Zoning table showing what is required in the particular zone and what applicant is proposing.
	7.	N/A	Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
	8.	X	Date of plat preparation and/or date of any plat revisions.
	9.	X	_Scale the plat is drawn to and North Arrow.
	10.	<u> </u>	_Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
	11.	Х .	_Surveyor's certification.
	12.	. Х	Surveyor's seal and signature.
		·	

*If applicable.

13.	<u> </u>	Name of adjoining owners.
14.	N/A	Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
*15.	N/A	Flood land boundaries.
16.	<u>N/A</u>	A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.	X	Final metes and bounds.
.18.	X	Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19.	x	Include existing or proposed easements.
20.	X	Right-of-Way widths.
21.	X	Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22.	X	Lot area (in square feet for each lot less than 2 acres).
23.	X	Number the lots including residual lot.
24.	N/A	Show any existing waterways.
*25.	x	A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.	X	Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27.	X	Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28.	<u> </u>	Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

29.	N/A	Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.		
30.	N/A	Provide "septic" system design notes as required by the Town of New Windsor.		
31.	<u>. X</u> .	_Show existing grade by contour (2 ftinterval preferred) and indicate source of contour data.		
32.	<u> </u>	_Indicate percentage and direction of grade.		
33.		Indicate any reference to previous, i.e., file map date, file map number and previous lot number.		
34.		Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.		
35.	. N/A	_Indicate location of street or arealighting (if required).		
of the App	plicant. Th	l as a guide only and is for the convenience he Town of New Windsor Planning Board may otes or revisions prior to granting approval.		
PREPARER'S ACKNOWLEDGEMENT:				

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

Licensed Professional Gregory J. Shaw, P.E.

Date: May 1, 1990

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

John L. Devitt	, deposes and says that he					
resides at 334 Angola Ro (Owner's Address)	ad. Cornwall					
in the County of	range					
and State of New York						
and that he is the owner in fee	of Section 9 Block 1 Lot 28					
which is the premises described in the foregoing application and that he has authorized Gregory J. Shaw, P.E.						
to make the foregoing application as described therein.						
Date: May 1, 1990	(Witness' Signature)					